

**NIPOMO RECREATION CENTER
FEASIBILITY STUDY
FOR THE
CONSTRUCTION OF THE NIPOMO COMMUNITY
CENTER AND PARK DEVELOPMENT
PHASE I**

Presented by

David Yosso, M.S.

and

**Nathan Parks
City and Regional Planning M.S. Candidate
California Polytechnic State University, SLO**

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EXECUTIVE SUMMARY

The Nipomo Recreation Center (NRC) is currently located at 170 South Frontage Road in the unincorporated town of Nipomo, California. The NRC is a non-profit, 501 (c)3 organization, and has successfully assumed full responsibility for a majority of the communities' childcare needs, recreational needs, and facility rental needs. Now, the NRC is in need of larger and improved facilities in order to adequately address the communities' needs for recreation, and childcare facilities. The existing property was deeded to the San Luis Obispo County Office of Education in the 1940's. The NRC was constructed in 1989 with community support, community funds, and community labor. Additionally, the NRC has been leasing the property from the County and their lease runs out in 2010. On December 12, 2002, the County Office of Education adopted a Resolution declaring its intention to sell the property located at 170 South Frontage Road, Nipomo, California. The NRC will receive approximately \$500,000 from the early lease termination to relocate and develop new facilities.

1.1. Proposed development

The NRC currently operates a majority of the childcare, and recreation programs in the area. In addition the NRC is the only space available for rent that can accommodate large parties, weddings, and community gatherings. As the community grows the NRC will be in need of additional facilities to accommodate the increased population. The NRC has defined their structural and land needs for the future. Regardless of the location of their new facility the NRC development will include, but not be limited to the following:

- Softball fields (2)
- Soccer fields (3)
- Skate park
- Playgrounds
- Teen center
- Kitchen and Bathrooms
- Multipurpose Gymnasium, Conference and Community Rooms
- Infant and Toddler Childcare Facilities
- Fitness Room
- Computer Room

1.2. Alternative Land Possibilities

1.2.1. Kaminaka Property

The 59-acre Kaminaka property is sheltered by Pomeroy Road to the north and Camino Caballo Road to the south. Twenty-nine acres of this property is available for donation to the Nipomo Recreation Center. The availability of this property is limited and would likely be utilized for alternative uses if the Nipomo Recreation Center opts not to accept the donation. The San Luis Obispo Recreation Element discusses park deficiencies in the County, and specifies that “opportunities (for parks) which are currently available but may be lost in the future” should be capitalized on. (San Luis Obispo Recreation Element, Pp 4-7).

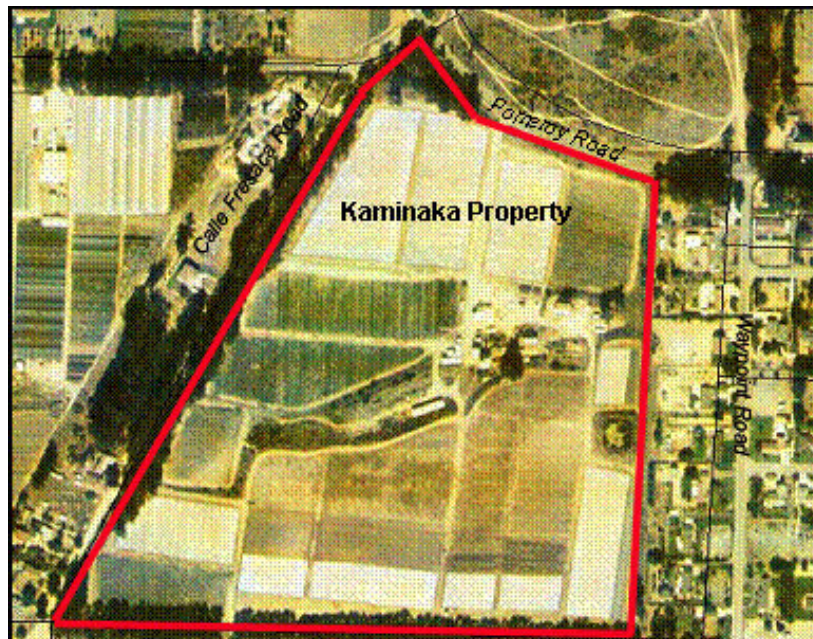


Figure 1: Kaminaka Property

1.2.2. Nipomo Community Park

The Nipomo Community Park (NCP) is located on Tefft Street between Pomeroy road and Tejas Place. The NCP consists of 144 acres, 20 of which the County would like to develop and possibly lease to the NRC. The County of San Luis Obispo currently owns the NCP and once the Parks Master Plan is developed, the land could be leased to the NRC for a nominal fee. The park currently accommodates for a large variety of recreational opportunities, such

as, shared baseball, softball, and football fields, shared tennis and basketball courts, a sand volleyball court, a playground, several picnicking areas, and a trail system.

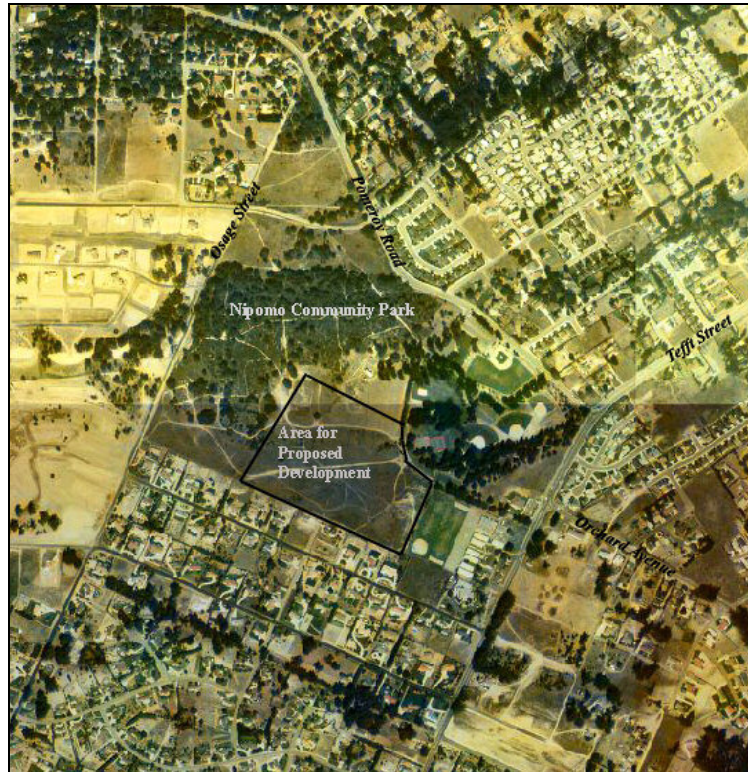


Figure 2: The Nipomo Community Park

1.3. Summary of findings

Upon completion of the first stage of this study the findings conclude that both the Kaminaka Property and the Nipomo Community Park are ideal locations for providing recreational and childcare facilities. Environmental and developmental concerns are minimal on these sites. At this point in the study the issues discussed reveal that either one of these sites would be capable and beneficial to the community of Nipomo in providing recreational and childcare opportunities.

1.4. Recommendation

This recommendation is based on the fact that the current financial, political, and community aspects have not been discussed at this stage of the study. There is a

high likelihood that this recommendation regarding the relocation of the Nipomo Recreation Center will be altered when the study is completed.

At this stage of the study the recommendation for relocation of the NRC involves utilizing both properties. With only physical constraints considered, this option would provide the maximum amount of benefits to the community of Nipomo, the Nipomo Recreation Center, and the County of San Luis Obispo. This would involve placing different uses on each property. The development of childcare facilities and basically all building requirements such as the multipurpose gym, conference center, and community room, should be placed on the Nipomo Community Park. Remaining park uses such as fields, the Skate Park, and non-structural uses should be developed on the Kaminaka Property. This option reduces zoning and condensed development concerns and poses very little environmental and community disturbances. Also, with the structures on the NCP the NRC may combine resources with Dana elementary school to provide increased programs, childcare, and recreation opportunities. Additional reasons for this recommendation include the concern that the Kaminaka property will likely not be available for recreational purposes in the future. It would be beneficial to the community of Nipomo to capture the maximum amount of recreational space available; so as to not create shortfalls in recreational space for the future needs of Nipomo.

2. OBJECTIVE OF STUDY

The objective of this study is to determine physical and financial considerations for the combination of uses, structures, and properties, which will benefit the Nipomo Recreation Center, and the community of Nipomo for the purpose of providing necessary childcare facilities and recreational opportunities to accommodate the present and future needs of the Greater Nipomo Area.

3. OBJECTIVE AND VISION

The objective and vision section defines the needs and perceived unmet needs of the Nipomo community, and the Nipomo Recreation Center. This will assist in justifying and prioritizing the essential facilities needed in the Nipomo area. This process will assist in conserving monies and land for indispensable community needs while permitting for the maximum allowance in additional recreational facilities.

3.1. Mission of the Nipomo Recreation Center

The Mission of the Nipomo Recreation Center is to enhance the quality of life for all residents of the Greater Nipomo Area by providing diverse and quality recreation programs, services, athletic opportunities, and facilities in direct response to the needs of the Nipomo community.

3.2. Vision of the Nipomo Recreation Center

The Vision of the NRC is to provide, maintain, and sustain state of the art facilities, services, and programs for the use of every demographic within the Greater Nipomo Area.

3.3. Mission of San Luis Obispo County

To identify and provide an adequate supply of park and recreation opportunities to all San Luis Obispo County residents and visitors within identified financial resources, consistent with the public's ability and willingness to pay.

4. MARKET ANALYSIS

A market analysis identifies the population of the Nipomo area and determines demographic aspects of Nipomo that are unique. This analysis will assist in defining current and future needs for recreation and childcare facilities.

4.1. Population

A key component of estimating recreational and childcare needs is the current population and past growth percentages. According to the 1990 census, Nipomo's population was 9,059 people. The 2000 census recorded Nipomo's population at

12,626 people, a 39.38% growth in ten years. The estimated population for 2003 is 13,718; this would result in an 8.65% growth rate over the past three years. This 8.65% growth rate estimate may be conservative and a larger population may exist in Nipomo. According to Claritas, Inc., the projected growth in Nipomo by 2008 is estimated at 15,461, which is a 12.71% growth rate. This rapid population growth indicates that shortfalls in available recreation and childcare services are likely to reach their maximum capacity. In order to maintain constructive community growth, adequate recreational and childcare facilities must be provided. The Nipomo Recreation Needs Assessment conducted by DPY Professional Consulting Services discusses the advantages of providing these services and programs, in short; recreation, childcare, and teen services have been proven to reduce crime rates, lower teen pregnancies, deter drug use, decrease suicide rates, and offers children, teens, and adults positive and beneficial activities to enhance their quality of life.

4.2. Age distribution

Since, different age ranges utilize and require different types of recreational services, a communities age distribution is an essential component of estimating current and future recreational and childcare facilities needs. Table 1 illustrates the age ranges considered, the population within each range, and the percent each age range represents from the 1990 Nipomo census.

In 1990, 32.7% of the population in Nipomo was in the child age bracket, ranging from under 5 to 19 years old. Another 40.1% was in the parenting age bracket, which represent ages 25-54. A combined 72.8% of the Nipomo population in 1990 represented family based age brackets, indicating a large amount of families in the area.

Table 1: Age Distribution for Nipomo, California in 1990

Age Ranges	Population within Range	Percent of Total Population
Under 5	628	8.8
5-9	638	9.0
10-14	510	7.2
15-19	545	7.7
20-24	360	5.1
25-34	1242	17.5
35-44	1048	14.7
45-54	564	7.9
55-59	400	5.6
60-64	238	3.3
65-74	574	8.1
75-84	305	4.3
85 and Older	57	.8
TOTALS	7109	100
Under 18	2153	30.3
62 and Older	1073	15.1

Note. Data compiled from the U.S. Census Bureau, 2000.

Table 2: Age Distribution for Nipomo, California in 2000

Age Ranges	Population within Range	Percent of Population	Percent Change
Under 5	922	7.3	-1.5
5-9	1112	8.8	-0.2
10-14	1188	9.4	+2.2
15-19	987	7.8	+0.1
20-24	622	4.9	-0.2
25-34	1360	10.8	-6.7
35-44	2157	17.1	+2.4
45-54	1672	13.2	+5.3
55-59	569	4.5	-1.1
60-64	504	4.0	+0.7
65-74	894	7.1	-1.0
75-84	506	4.0	-0.3
85 and Older	133	1.1	+0.3
TOTALS	12626	100	+78.0
Under 18	3898	30.7	+0.4
62 and Older	1831	14.5	-0.6

Note. Data compiled from the U.S. Census Bureau, 2000. Median age was 35.6.

In 2000, 33.3% of the population in Nipomo was in the child age bracket, ranging from under 5 to 19 years old. Another 41.1% was in the parenting age bracket, representing ages 25-54. A combined 74.4% of the Nipomo population was in family based age brackets. From 1990 to 2000 population of family based age brackets grew by 1.6%, indicating that family groups are remaining in the area and increasing in numbers. Providing adequate recreational and childcare facilities to meet the needs of the family based population will be crucial to the Nipomo community.

Table 3: 2003 Estimated Population by Age

Age Ranges	Population within Range	Percent of Total Population	Percent Change
Under 5	964	7.0	-0.3
5-9	1,051	7.6	-1.2
10-14	1,259	9.2	-0.2
15-19	1231	9.0	+1.2
20-24	779	5.7	+0.8
25-34	1323	9.6	-1.2
35-44	2080	15.2	-1.9
45-54	2061	15.1	+1.9
55-59	703	5.1	+0.6
60-64	569	4.2	+0.2
65-74	951	6.9	+0.2
75-84	582	4.2	+0.2
85 and Older	165	1.2	+0.1
TOTALS	13,718	100	+8.0
MEDIAN AGE (years) 36.2			
Under 18	4005	29.2	-1.5
62 and Older	2067	15.0	+0.5

Note. Data compiled from Claritas, Inc. Site Reports, 2003.

The age distribution for 1990, 2000, and 2003 estimations clearly represent that families are the most common demographic in Nipomo. This is based on the high percent of children aged 0-19, and adults aged 25-55. In 2003 it is estimated that

the Nipomo population will consist of 32.8% in the category where children are dependent of their parents. Another 39.9% of the population will consist of adults at an age where childrearing is most common. A combined 72.2% of the Nipomo population, according to 2003 estimations, lie within the family category. The 2003 estimations continue to place tremendous growth in family demographic brackets.

A survey conducted by Claritas Incorporated also posed two relevant questions regarding 2003 estimated family status in Nipomo. One question asked, “Household type-presence of own children.” The results from this question attributes 32% of the Nipomo population as “married-couple family, own children”, and 34% “married-couple family, no own children.” Results indicate 66% of the Nipomo population is represented by family settings. Another question asked, “Households by presence of people-households with 1 or more people age 18 and under”. The results indicated that 35% of people would be in the “married –couple family” category.

Very low percentages of young adults are present, according to the 2003 estimations. Young adults ages 18-24 represent only 9% of the population in 2003. Elderly adults ages 65 and older are responsible for 15% of the 2003 estimated population. One important consideration of Nipomo’s family based populations is there dependency on childcare facilities. The current movement towards families in need of dual incomes poses a crucial need for affordable and accessible childcare. Additionally, children in the school age bracket are more likely to participate in after school recreation programs and utilize recreational facilities since parents must work longer hours. The family orientated age distribution of Nipomo demonstrates the tremendous need for increased recreation facilities. In addition, the age distribution estimations for 2003 and 2008 will require an even greater availability of recreational and childcare facilities.

4.3. Housing Value

Housing values are an important issue for this study because the creation of parks and open space improves property values. As seen in Table 4, the housing values

of Nipomo community are similar to that of the County of San Luis Obispo. A majority of the homes range in price from \$150,000 to \$500,000. This price range is common for families who anticipate on remaining in their home to raise children. Often this price bracket encourages development proposals that increase real estate values. It is reasonable to assume that homeowners in the Nipomo community would encourage recreation development because it would increase their property value, and would provide themselves with increased recreational facilities.

Table 4: Housing Values

Housing Value	Nipomo	County of San Luis Obispo	California
Less than \$100,000	3%	3%	12%
\$100,000-\$149,000	18%	13%	17%
\$150,000-\$199,999	25%	24%	19%
\$200,000-\$299,999	32%	33%	23%
\$300,000-\$499,999	21%	22%	20%
\$500,000-\$749,999	1%	4%	7%
More than-\$750,000	0%	2%	5%

Note. Data compiled from Claritas, Inc. 2003.

4.4. Level of education

The level of education within a community is an influential factor in anticipating recreational and childcare needs. Populations with higher levels of education are more inclined to participate in a wider variety of activities. Additionally, higher education levels indicate that many people maintain employment positions that require normal workday attendance. This allows for a specified number of hours that are available for recreation. As Table 5 illustrates, the majority (52%) of the Nipomo community falls into the “high school graduation” and “some college” categories. With this type of education it can be assumed that this portion of the population is employed a normal workweek, which creates income surpluses that may be utilized for recreation and childcare purposes.

Table 5: Educational Attainment

Educational Attainment	Nipomo	County of San Luis Obispo	California
Less than 9 th grade	10%	5%	12%
9 th to 12 th grade	11%	10%	12%
High school	25%	22%	21%
Some college	27%	28%	23%
AA degree	9%	9%	8%
BA degree	12%	17%	18%
Graduate degree	4%	9%	10%

Note. Data compiled from Claritas, Inc. 2003.

4.5. Income distribution

Income distribution is important to this study in regards to monies available for recreation and childcare purposes. Higher incomes generally permit for increased recreational time, which indicates an increase in recreation and childcare expenditures. Neighborhood Knowledge California categorized the Nipomo population according to income levels. Nipomo's population contains a higher percent of people with higher income levels than the state of California. A majority of the Nipomo population earns between \$50,000 and \$74,999. All other incomes disperse on a bell curve around this mean income. Only 5.6% of Nipomo's population is estimated to fall below the state poverty line. This information allows for reasonable assumptions to be made that money is available for recreation and childcare purposes.

4.6. Racial Profile

Nipomo's ethnic make up has changed very slightly over the past ten years. The racial makeup of Nipomo consists of a majority of people reporting as White and Hispanic. Table 6 shows the breakdown between race from 1990 to 2000. The majority of the increase in population was White and Hispanic with very little increase in the Black, Asian and Pacific Islander, American Indian and Eskimo categories.

Table 6: Race and ethnic breakdown of Nipomo residents-1990 to 2000.

Persons by Race & Hispanic Origin (1990)	Number	Persons By Race & Hispanic Origin (2000)	Number
White	6,035	White	9,582
Black	33	Black	76
American Indian & Eskimo	108	American Indian & Eskimo	167
Asian & Pacific Islander	145	Asian & Pacific Islander	196
*Hispanic Origin	2,462	*Hispanic Origin	4,362
*Persons of Hispanic Origin are counted in all races		*Persons of Hispanic Origin are counted in all races	

Note. Data compiled from U.S. Census, 2000.

Since Nipomo has been a town with a large middle class-family population and has continued to stay that way, available community recreation programs could play a large role in meeting the needs of the working class population by providing programs with little to no cost to each participant. With the large number of White and Hispanic population distributed throughout the community, the services provided by the Nipomo Recreation Center would greatly benefit from catering their programs and services to these specific demographics.

5. PROJECT DESCRIPTION

The Nipomo Recreation Center (NRC) currently occupies a site of 5.3 acres situated on Frontage Road in the community of Nipomo. This lot facilitates the uses of childcare facilities, a Multi-purpose gymnasium, Multi-purpose meeting rooms, kitchen facilities, large party rental areas, playgrounds, a soccer field, a softball field, outdoor courts, and administrative offices. Currently this is the only responsible organization and facility for accommodating and organizing recreation uses in the community. In a community of Nipomo's size the Federal recommendation for recreation facilities is 1 acre per 1,000 people. In Nipomo this requires between 13 and 14 acres of recreational space. Nipomo exceeds this

number in sheer acres, but falls short in acreage available for organized recreation, such as soccer, softball, and the like.

The NRC has been responsible for providing much needed childcare facilities, and recreation services to the community for the past 14 years. The NRC wishes to provide existing services and expand existing facilities to fulfill Nipomo's recreation needs. The proposed facilities will be aimed at preschool through high school children, and the varying array of adult recreation needs. The San Luis Obispo County Office of Education, who owns the current land which the NRC is located has determined to sell the NRC's property due to its high value of commercial and retail opportunities. The zoning currently permits this lot to accommodate commercial uses. Commercial uses are much more cost effective for this property due to its close proximity to Highway 101, and other commercial and retail services. Also, this property receives a large amount of viewer ship from adjacent roadways. The sale of this property will grant the NRC approximately \$500,000 for their future development. The following three possibilities will be compared for potential future location of the NRC; (a) The Nipomo Community Park, (b) The donated Kaminaka property, and (c) The use of both sites. Each site will be discussed as if the entire project was to be developed only on that site. The third, or both site option will justify the above-mentioned researcher's recommendation.

5.1. Site and ownership alternatives

5.1.1. Kaminaka property

The Kaminaka property is located on the southern edge of Pomeroy Road, adjacent to Calle Fresca road. The site is 59 acres, and encompassed by single-family homes, and agricultural uses. The Kaminaka family, with some stipulations, has offered this property for donation. In exchange for 26 acres of donated space, the Kaminaka family wishes to change the current zoning of agriculture to residential suburban so that an increased amount of homes may be built. Residential suburban zoning permits homes on 1-acre lots. This property is currently zoned for agriculture, which permits for homes on five-

acre lots. At this current agricultural zoning, 11 homes on five-acre lots are permitted. With residential suburban zoning in place, 59 homes on smaller lots are permitted. The Kaminaka family and Greg Nestor Construction are proposing that the development utilize the cluster clause, which would allow for 59 homes on ½ acre lots, as well as 26 acres of open space to be donated to the NRC. In addition to the donated land proposal, Greg Nestor Construction has also offered to financial, logistical, and physical assistance in the construction of the NRC Park Development.

The recreational facilities proposed by the NRC would not be permitted in the agricultural zone without a General Plan amendment. Agricultural zoning does not permit for recreational structures or sports fields. This type of condensed development poses many questions for the community of Nipomo, which will be discussed throughout this study.

5.1.1.1. Private ownership

The NRC has two possibilities for development of the Kaminaka property; (a) Private Ownership or (b) County Joint Ownership. The NRC could develop this property as a private entity, which would allow for more options and control over the property. This possibility is dependent on the NRC receiving and sustaining the capital needed to develop and maintain the property.

5.1.1.2. County joint ownership

The NRC, in the case that the development proves to be more costly than anticipated may attempt to develop the site as a joint owner with the County of San Luis Obispo. The joint ownership would reduce some costs to the NRC because the county would be responsible for some development and maintenance expenses. Conversely, the assistance from the County of San Luis Obispo would potentially reduce efficiency and hinder usage allowance due to stricter governmental control and lengthy permit processes.

5.1.2. Nipomo Community Park

The Nipomo Community Park (NCP) is located on the northern side of Tefft Street, adjacent to Pomeroy road. Housing and open space to the north, east, and west, and Dana Elementary school to the south encompass the 144 acres of park. The zoning for this area is recreation, which would allow for the NRC's proposed recreational facilities. The NCP is currently owned by the County of San Luis Obispo and would lease the land to the NRC for an undisclosed fee.

5.1.3. Combined Property Use Alternative

Utilizing both sites could achieve the NRC's goals. By partially developing both sites, density could remain low, and both sites could be utilized for recreational use. By using both sites, additional recreational facilities could be constructed. Some conflicts arise with the combined use alternative, such as; (a) transportation among the sites, (b) increased costs in development and maintenance, and (c) availability in usage of both sites.

6. SITE COMPARISON

6.1. Kaminaka property

6.1.1. Aesthetics

The Kaminaka property is located south of Pomeroy Road between Waypoint Road and Calle Fresca Road. The visual quality of this area is ranked moderate because the surrounding area has been developed with single-family homes and few sensitive aesthetic resources are near. The existing farm does represent what open space remains in the immediate area.

The development of this project will be in the immediate vision of people traveling east and west on Pomeroy Road, and Camino Caballo Road. The single-family homes to the north will also be slightly affected. Homes located to the west and south of the project will be less impacted due to the eucalyptus groves that boarder the property on the western and southern edges. The

topography of this site is also relevant in that the property gently slopes from lower elevation in the north, to higher elevation in the southern end of the property. A berm, or rise in elevation occurs in the middle of the property stretching from the northeast corner to the southwest corner.

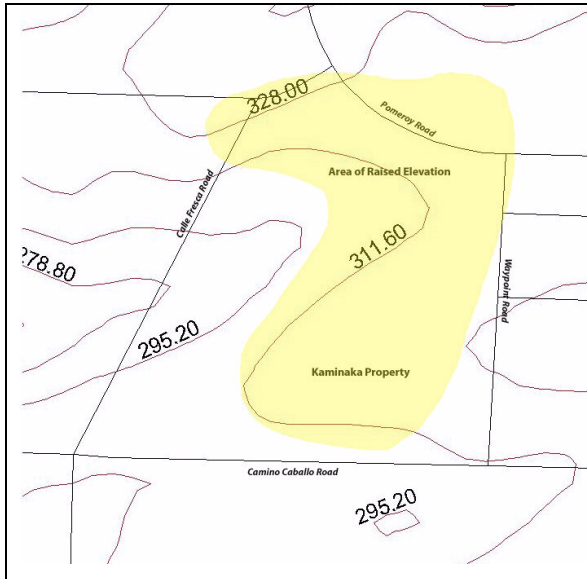


Figure 3: Area of Raised Elevation

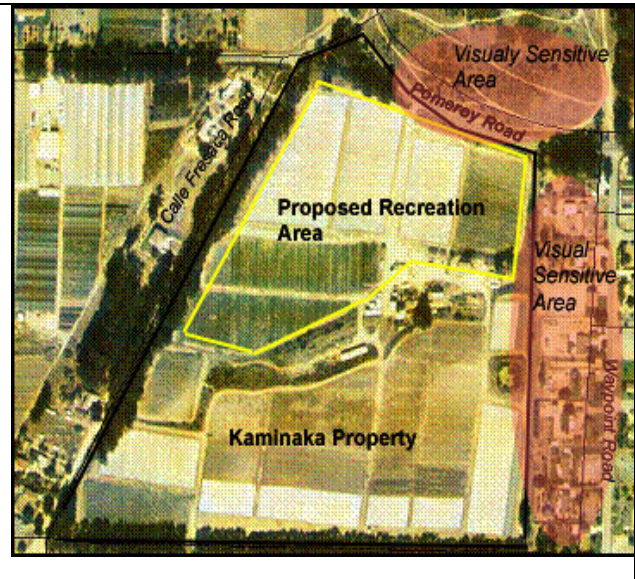


Figure 4: Visually Sensitive Areas

The location in which the recreational facilities would be developed is below the elevation of Pomeroy road, and below the elevation of the existing and proposed residences. Since the recreational facilities will be built at a lower elevation this will reduce the visual impacts from the surrounding uses or roadways. Although, the visual impacts on this site will be significant from both roadways and homes, the proposed project will continue to represent open space in this area. Recreational development is commonly not viewed as a visual blemish, but instead, a community benefit.

6.1.2. Air Quality

Air quality concerns may potentially be reduced with the transition of agricultural uses to recreational uses. Air quality concerns often associated with agriculture include such factors as dust, pesticides, and farm vehicle emissions. With the NRC Park Development, these air quality concerns would be eliminated. Although short-term construction air quality concerns

arise with any development, recreational facilities do not produce excessive amounts of long-term air quality disturbances. While traffic projections for the project will be discussed in the transportation section, increased automobile use is not estimated to cause significant long-term air quality effects.

6.1.3. Biological Resources

Vegetation on this site consists of agricultural uses. Eucalyptus groves stretch along the west and south property boundaries, and some scattered coastal scrub along the center elevated berm area. Two California listed species, or their habitat exist near the property. Kellogs's Horkelia (*horkelia cuneata* ssp *sericea*) and Sand Mesa Manzanita (*arctostaphylos rudis*) occupy areas directly adjacent to the north and west of the property. Since the property has been extensively farmed, and therefore altered from its natural environment, it is highly unlikely that these plants would exist on the proposed project site.

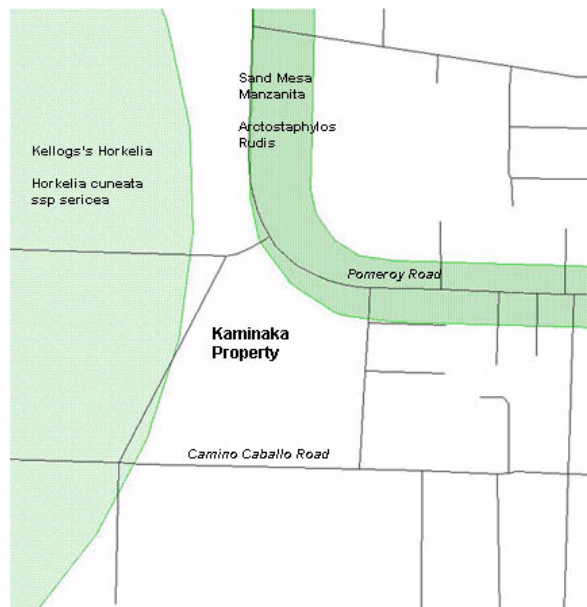


Figure 5: Sensitive species near Kaminaka Property

The cumulative and secondary impacts this project would pose in regards to biological resources would be minimal. There are no known listed animal species that occupy this site, although, this area may potentially be used as a movement or migration corridor by a variety of species. Development of

recreational facilities would not hinder these corridors. Condensing the development of homes to the southern section of the property, instead of the entire property would allow for added open space for plant and animal species to exist and use for migration.

6.1.4. Cultural Resources

The Kaminaka property lies within the territory historically occupied by the Obispeno Chumash. Phases 1 (surface surveys) were conducted for three adjacent properties to the south, and east, of the project (Anastasio, 1990. Dills, 1989. & Bertrando, 1994). There have been 21 archeological surveys within a ½ mile of this site (Anastasio, 1990). No cultural resources were identified among any of the conducted studies. The nearest archeological report with cultural findings is two miles from the project site. The existing structures on the property are less than 50 years old and would not be considered historic. No known paleontological resources exist in the area. This area of the Nipomo Mesa is estimated to have not been occupied by Native Americans due to unavailability of water sources, a much higher ocean waterline, and high ocean tides (Anastasio, 1990). Therefore, the proposed development is unlikely to impact cultural resources, historical, or paleontological resources.

6.1.5. Geology and Soils

The topography of this property ranges from level to moderately sloping. The acres used for farming are level, and an area of raised elevation occurs through the middle of the property stretching from the northeast to the southwest edges. The following reasons demonstrate that procedures above the already instated San Luis Obispo County building ordinance or code are not needed to permit development on this site.

- The area proposed for development is outside of the Geologic Study Area designation.
- The landslide risk potential is considered low.

- The liquefaction potential during a ground-shaking event is considered moderate.
- No active faulting is known to exist on or near the subject property.
- The project is not within a known area containing serpentine rock, which is attributed as a natural source of asbestos.
- The soil on the property is Oceano sand, as described in the NRCS Soil Survey. This soil is well drained, considered to have low erodibility, and has a low shrink-swell characteristic.
- The area proposed for development is outside the 100-year Flood Hazard designation.

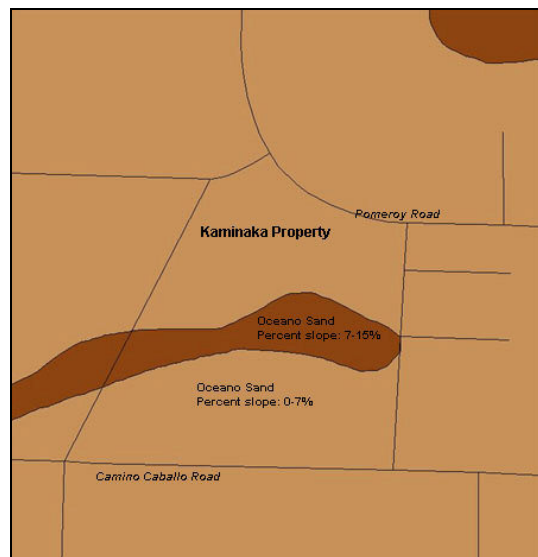


Figure 6: Kaminaka Property soils

6.1.6. Hazardous Materials

This property is currently used for agricultural purposes. Some pesticides, chemicals, and their residue used in agriculture not safe for human contact may remain on the site. Agricultural Commissioner Bob Lilly and Environmental Health Director Curt Batson have disclosed that the pesticides and chemicals used on the Kaminaka property are not harmful and do not pose a significant threat.

6.1.7. Land Use

The current zoning of this property is Agriculture. The land encompassing the property is entirely zoned residential rural, leaving the property an island of agricultural. The property also borders the Nipomo Urban Reserve Line on its eastern boarder.

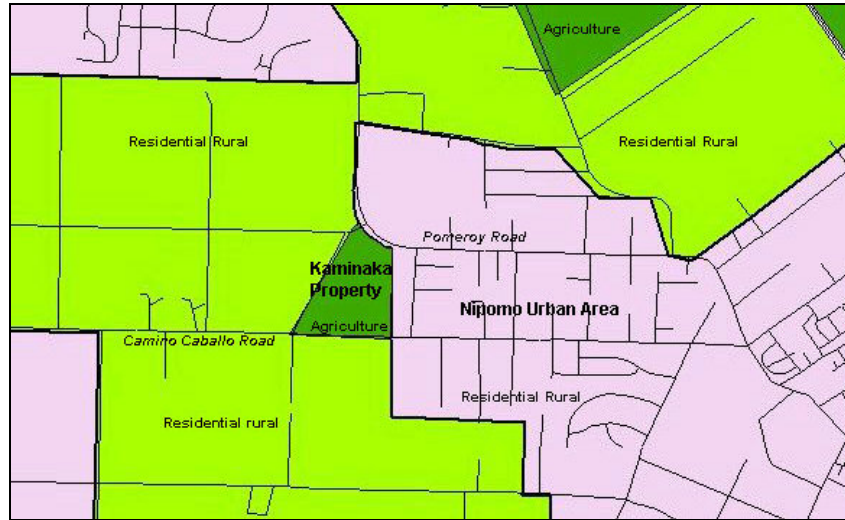


Figure 7: Land use surrounding the Kaminaka Property

The South County General Plan is adamant in maintaining the rural characteristics and feeling of the Nipomo Mesa and Nipomo rural areas. The South County General Plan also expects substantial growth in the area and is anticipating a new rural village west of the Nipomo urban area, encompassing this project. The South County General Plan has outlined some guidelines for development in the new rural village area. Relevant guidelines to this project include: “The village shall contain a mix of land uses that may include a . . . large central park, and other smaller recreation areas and facilities” (South County General Plan, 2002, Pp. 7-25). Also, “Permanent open space should be utilized for agriculture, community recreation, circulation and as a buffer between other surrounding properties” (South County General Plan, 2002, Pp. 7-25).

The recreational facilities proposed would be particularly compatible with the surrounding uses. The NRC Park Development would preserve a

permanent open space with parks and fields, and would create a community recreation and park space. The development of a park, general use, and recreation facilities would comply with the South County General Plan; although, the uses of the proposed project would not be consistent with current agricultural zoning stated in the South County Area Plan. Agricultural uses do not permit outdoor sports and recreation, sports assemblies, public assembly and entertainment. This island of agriculture has proven to not be economically viable for agricultural uses. If the community supports the residential suburban zone change and park development, this property would allow for the proposed recreational, park, and childcare facilities.

“At least one park west of Highway 101 in Nipomo, no more than 10 acres in size should be developed with picnic areas, playground, turf, and multi-use fields. Property would need to be identified and acquired for development.” (San Luis Obispo Parks and Recreation Element, 1996, Pp. 4-13.).

6.1.8. Noise

Noise disturbances associated with recreation facilities are often minimal. This site is located next to Pomeroy road, which currently creates a significant source of traffic noise. The agricultural uses currently on site contribute a significant noise source. The sensitive noise receptors surrounding this project are the residential homes located to the east, south, and west of the property. Eucalyptus groves on the western and southern edge of the property could reduce some noise impacts. A raised elevation berm in the middle of the property would also provide a noise buffer between the proposed residential homes, and the recreation uses on the northern side.

The uses proposed for the Kaminaka property could include noise from outdoor sports activities, (whistles, loud voices), automobiles, and maintenance vehicles. These noise producers created by this project would be equal or less to the current noise producers on site. It is highly unlikely that the recreation facilities proposed would produce noise levels that would

exceed San Luis Obispo County noise regulations.

Traffic noise from Pomeroy road may create disturbances on site. The elevation of the site where the recreational facilities are proposed is lower than Pomeroy road. This drop in elevation may decrease noise concerns from Pomeroy due to the increase distance noise must travel to reach sensitive receptors. It is recommended that a space and vegetation buffer be created to reduce noise from Pomeroy road.

6.1.9. Population, Recreation, and Childcare Needs

In the Nipomo area there is a great need for childcare and recreation facilities. The South County Area Plan has estimated a population of 15,050 in the Nipomo area, and 25,560 in the South County by 2020. These estimations may prove to be very conservative, and the populations may greatly exceed these numbers. Nonetheless, the population will continue to grow in Nipomo and the South County area and recreation and childcare facilities will increase in demand. This project proposes both the development of much needed housing, as well as childcare, and recreational facilities that are responsible for benefiting and enhancing the existing communities' quality of life.

Currently there are nine childcare facilities in the South County area each with their own limitations on resources, enrollment, and availability. Furthermore, recreational facilities in the South County are extremely limited and Nipomo falls far short of the demand for such facilities. The South County Area Plan attributes a high quality of lifestyle to adequate childcare and recreational facilities. This project would increase the amount of both these much-needed amenities for a growing population.

In addition, the clustered design of this housing development follows the South County Area Plan by condensing homes, and leaving an increased amount of open space available for recreation, leisure, and visual attractiveness. The areas surrounding this project are residential and converting the small amount of farmland will not substantially alter the rural feeling that Nipomo is trying to preserve.

6.1.10. Public Services

The project area is served by the San Luis Obispo County Sheriffs Department while CDF/County Fire is the primary emergency responder. The nearest police station is located in Oceano, approximately 8 miles from the project. The nearest fire station is the Nipomo station, which is approximately 2.5 miles from the site. The recreational uses proposed for the Kaminaka property would not significantly increase the demand for police or fire protection, due to the lack of consistent population inhabiting the area. This property is located on an arterial road, and will not hinder emergency response times.

6.1.11. Recreation

Although the number of recreation possibilities will be similar to both sites, the Kaminaka development will increase the recreational opportunities in the community of Nipomo. Currently there is only one available area for recreational uses such as baseball, soccer, and general field use in the Nipomo area; the Nipomo Community Park. The Nipomo Community Park is located adjacent to Dana Elementary School and is consistently being utilized. Officials for San Luis Obispo County Parks have recorded over 150,000 Nipomo Community Park visitors per year. Times available for general and public use of the park facilities are very limited. The development of the Kaminaka property would provide another source of much needed recreational facilities. The following is a list of potential recreational and general uses to be developed on the Kaminaka property.

- Softball fields (2)
- Soccer fields (3)
- Skate park
- Playground
- Teen center
- Kitchen and bathrooms
- Multipurpose gym, conference and community rooms
- Infant and toddler childcare facilities
- Fitness room
- Computer room

6.1.12. Traffic/Circulation

The northern boundary of this project is situated on Pomeroy road, at the Dawn road intersection. Camino Caballo, a two-lane collector lies on the south property boundary. The east and west roads consist of local streets; Calle Fresca Road, and Waypoint Road.



Figure 8: Kaminaka surrounding roadways

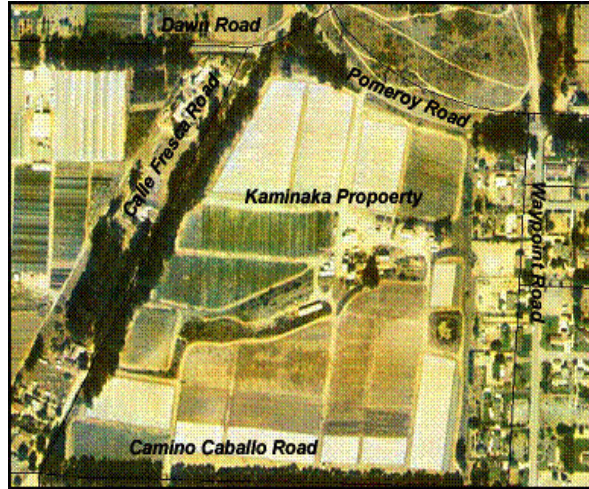


Figure 9: Aerial roadway photo

The County of San Luis Obispo's standards estimate about 10 vehicle trips per day per residence. Recreational vehicle trips per day vary depending on events, and their size. To calculate the estimated number of vehicle trips per day in which the Nipomo recreational facility will contribute, anticipated visitors would be divided by anticipated facility use days. For example if there is an expected 10,000 visitors divided by 300 use days, an estimated 30 vehicle trips per day will be generated. The estimation for this project will be calculated when the approximate number of users is determined in Phase II. This assumption will assist in estimating the increase of vehicle trips on certain roads and intersections.

6.1.12.1. Pomeroy road

Pomeroy road functions as the connector between the Nipomo urban area, and the Nipomo Mesa. According to the South County Circulation Study, conducted in 2000, the segment of Pomeroy road between Juniper Street and

Willow road functions at an acceptable level of service. This section of road handles an average of 500 PM two-way peak hour trips.

The nearest intersections to this project are the Willow road and Pomeroy road intersection to the north, and the Sandydale and Pomeroy intersection to the east. The Willow road and Pomeroy road intersection is approximately 1,000 feet north of the project. This intersection currently functions at acceptable levels, and is not an intersection of concern. Improvements to Camino Caballo and Calle Fresca are also possible alternatives to reduce traffic on this section of road and intersections.

6.1.12.2. Dawn Road

Dawn road currently functions at acceptable levels of service. This road serves as a connector street from Pomeroy Road to residential areas. According to the South County Circulation Study, no improvements are scheduled to be made on Dawn road. The proposed developments entrance would be located on Calle Fresca Road, not Pomeroy Road. This entrance may cause significant effects to the Dawn, Calle Fresca and Pomeroy roads intersection, as well as increase traffic on Calle Fresca Road.

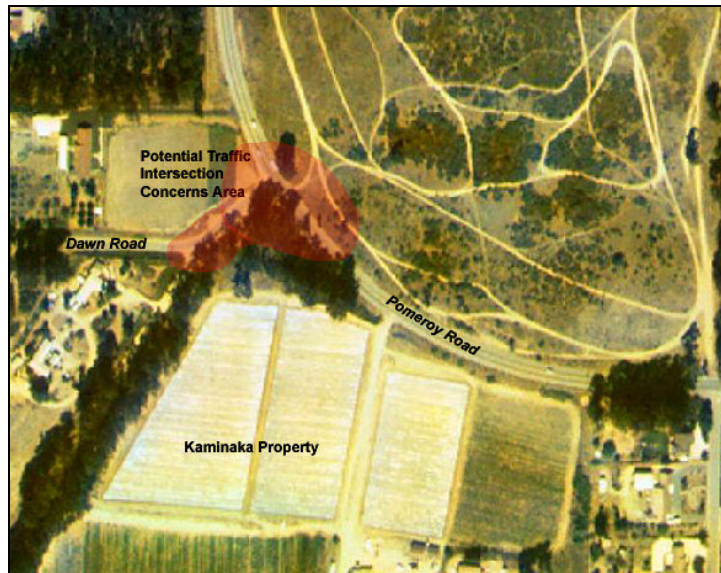


Figure 10: Pomeroy, Dawn, and Calle Fresca road traffic concerns

The proposed entrance will require an increased amount of cars to turn from Pomeroy Road to Calle Fresca Road. This increased amount of turning required will directly affect access to Dawn road. Improvements due to this project at this intersection are very likely and may include a traffic light, east and west turning lanes from Pomeroy to Calle Fresca, and possibly an alternative entry to the project.

6.1.12.3. Camino Caballo road

Camino Caballo road currently accommodates approximately 900 vehicle trips per day. This roadway intersects Osage road and Pomeroy on its southern end. The northern end is a connector to a variety of dirt roads that have not been studied. Traffic along this road is primarily used as local streets for residential access. The two intersections that may be impacted due to this development are the Camino Caballo road, Osage Road and Pomeroy Road. According to the South County Circulation Study upon estimated build out of the Nipomo area for 2060 these two intersections will be reduced to unacceptable levels of service. Camino Caballo is also a consideration for improvements to existing pedestrian and bicycle pathways. The South County Area Plan states that Camino Caballo should be upgraded to a two-way collector, with multi-use paths for pedestrian, bicycle, and equestrian bypass routes for Willow road. This pedestrian and bike path could provide a direct and safe method for people to access the project from the Nipomo Urban area. Improvements to Calle Fresca, and Willow roads will reduce impacts to Camino Caballo intersections. This roadway will not pose a problem for development of this project.

6.1.12.4. Calle Fresca road

Calle Fresca road is currently a dirt road used for local traffic to connect residential homes between Pomeroy road on the north, and Camino Caballo to the south. The intersection between Calle Fresca and Pomeroy also includes the eastern entrance to Dawn road, see Figure 11. Currently Calle

Fresca Road operates at an acceptable level of service. It is likely that improvements would be required at the Dawn, Pomeroy, and Calle Fresca intersection due to the development of this project. Since this intersection would be the primary entrance point to the proposed park project, an increased amount of daily trips would be generated at this intersection. Turning lanes off Pomeroy both north and south could retain the acceptable level of service at this intersection. The addition of pedestrian and bicycle pathways could also reduce traffic impacts and create connectivity for the Camino Caballo trail systems.



Figure 11: Camino Caballo and Calle Fresca intersection

6.1.12.5. Waypoint road

Waypoint road is on the eastern edge of the project property. This local road provides access to residential homes. No impacts or improvements to this roadway are anticipated.

6.1.12.6. Improvements

South County Circulation Study has scheduled many improvements to

surrounding roads that will affect traffic in the community and to the site. Two alternatives specifically could dramatically affect transportation issues to the site; the addition of a highway 101 exit at Willow road, and the extension of Calle Fresca Road to Eucalyptus Road. The extension of Willow road is expected to accommodate between 11,800 and 13,800 vehicle trips per day, an increase of 7,000 to 9,000 vehicle trips per day currently occurring. The intersection of Pomeroy road and Willow road is approximately 1,000 feet north of the project site. The addition of this freeway exit would allow people to access the site and bypass the urban area entirely. In addition, if Calle Fresca is extended to Eucalyptus road, a significant intersection would occur at Calle Fresca and Willow Road. This would substantial increase traffic directly adjacent to the project. Currently the location of this project is adequate in regards to traffic impacts, and urban area access. The addition of the road improvements would further provide adequate access, and would likely increase pedestrian and bicycle accessibility from the project site to the urban area. The Kaminaka properties location is acceptable for the proposed uses and will become increasingly accessible with the development of additional roads, pedestrian trails and bicycle pathways.

6.1.12.7. Alternative Transportation Modes

6.1.12.7.1. Public Transportation

Public transportation in the Nipomo area consists of two providers: Central Coast Area Transit and Nipomo Transit. These services provide a multitude of bus and van transportation throughout the South County and five cities area. Although none of these services currently provide access to the project site, additional or alternative service routes would need to be established and provided to allow adequate public access to the property.

6.1.12.7.2. Bicycle and Pedestrian Transportation

Bicycle and pedestrian transportation are available through a variety of

pathways in the Nipomo area. Many improvements and additions are scheduled to be made to existing and future trails. The project site is easily accessible from the Nipomo urban area, or the surrounding residential areas by bicycle or pedestrian pathway. Camino Caballo is the designated road for this type of transportation, and improvements to this roadway are scheduled to be made in the future.

6.1.13. Water

This project is located adjacent to the Nipomo urban reserve line and within the Nipomo sphere of influence. Water in the area is provided by either the Cal-Cities water service, the Nipomo Community Service District (NCSD), or on site wells. The property has three existing on site wells that receives its water from the Santa Maria groundwater basin. The water to the recreational aspect of this site will likely be provided by on site wells. The developer has agreed to donate water from two of the existing wells to the NCSD. This would allow for the residential development to be serviced by the NCSD. The remaining well would be utilized for the recreation facility uses, such as bathroom, kitchen, and field watering needs.

The proposed recreation facilities would require less water than the existing agricultural uses, and would therefore not pose a significant impact to current water availability.

Recommendations for maximum water conservation could include the use of drought resistant grass for field use and drought resistant vegetation for landscaping.

6.1.14. Wastewater

The location of this project would allow for either an on site septic system or to be serviced by the Nipomo public sewer system. The Nipomo public sewer system was operating at 50% capacity in 1990. The recreational facilities wastewater needs would not adversely affect the Nipomo public sewer system. Soils in the Nipomo rural area are adequate for individual on site

septic systems. Based on the Natural Resource Conservation Service (NRCS) Soil Survey map, the soil type where the on-site wastewater system will be placed is Ocean sand. These soils possess poor filtering characteristics in regards to septic uses. Due to the very permeable soil, special engineering will be required for a larger separation between the leach lines and the groundwater basin, so as to provide adequate filtering of effluent. To achieve compliance with the Central Coast Basin Plan and show that there will be adequate separation, additional information will be needed prior to issuance of a building permit; such as soil borings at leach line locations, etc. With the use of either the public sewer system or septic system for wastewater effluent the recreational uses proposed will not create wastewater effluent amounts greater than permitted by the San Luis Obispo General Plan or the Central Coast Basin Plan.

6.1.15. Zoning

Currently this property is zoned agriculture and is used for “U-Pick” strawberry farming. The zoning surrounding this project is residential rural, as illustrated in Figure 12.

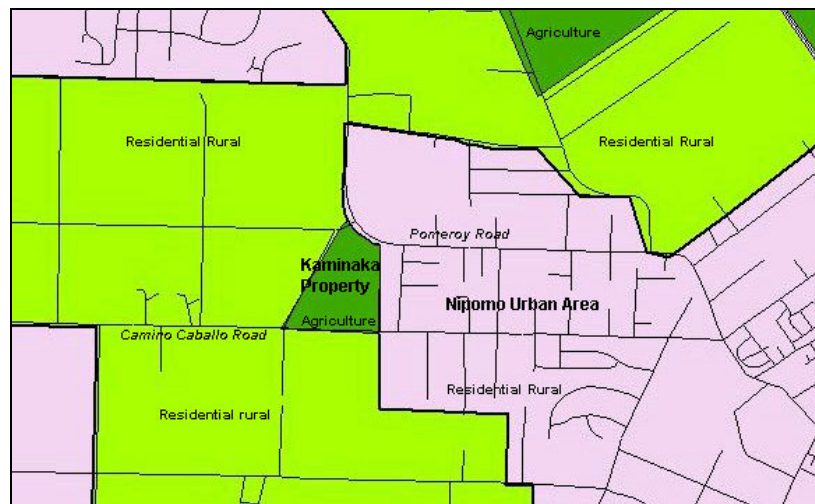


Figure 12: Kaminaka Surrounding Land Uses

Agriculture use of a property of this size is not economically viable because the property does not encompass enough acres to balance farm costs with

expenses. Also, agricultural uses conflict with residential uses due to pesticide use, dust, and noise. This could in turn limit the ability to manage the agricultural areas currently under production. The existing owner of the strawberry farm has made the complaint that this farm is not economically viable. The soils on the property consist of ocean sand (class VI for non-irrigated and class IV for irrigated soils). These classifications are not considered prime agricultural soils and do not warrant protection for agricultural lands. This property is a candidate for rezoning through a General Plan amendment. The zoning required to allow for the uses proposed by the NRC is recreation or residential suburban.

6.2. Nipomo Community Park

The Nipomo Community Park is 144 acres located south of the Osage street and Pomeroy road intersection. The southern boundary of this property is Dana Elementary School and Tefft Street. Single-family housing and rural residential uses encompass the property. Current uses on the property include playgrounds, sports fields, tennis and volleyball courts, school uses, park uses, equestrian trails, open space, and general recreational uses. The County of San Luis Obispo must create a Parks Master Plan in order for them to consider further park development. County officials have expressed interest in developing a 20-acre section of the park for recreational use. This study considers these 20-acres as an option for the NRC to utilize for their required needs. The NRC proposes to develop childcare facilities, teen center, Skate Park, multi purpose gym, multi purpose conference room, multi purpose community rooms, multi purpose fitness room, computer rooms, soccer fields, softball fields, and senior center. Development of these uses will be condensed in the southeastern corner, adjacent to existing park and school facilities as portrayed in Figure 13.

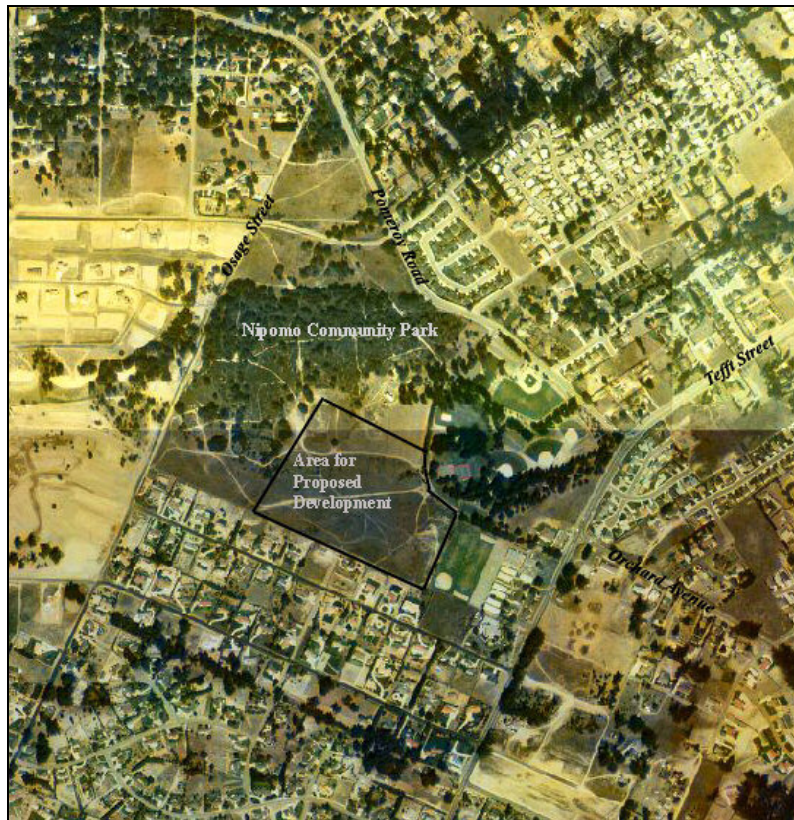


Figure 13: Nipomo Community Park Aerial Photo

6.2.1. Aesthetics

The visual quality rating for the Nipomo Community Park is moderate. The northern portions of this property contain visually attractive areas, but this portion of the property will not be disturbed by the project. The area where the proposed project will be placed is within the southeastern corner of the property. The already developed section of the park contains playgrounds, volleyball courts, school uses, park uses, general open space area, and parking. The proposed project would be in the main cone of vision for Dana Elementary School and the northern section of the Park. Many large trees, groundcover, and elevation shield this portion of the property from Tefft Street, and Pomeroy road. The residential homes on Tejas Place may have some minor visual effects, but the topography of the site greatly reduces significant visual impacts. The topography of the site varies from gently sloping to moderately sloping.

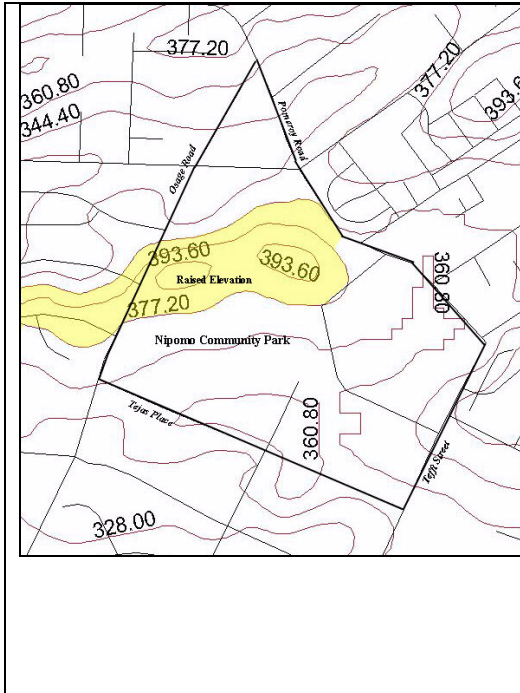


Figure 14: Nipomo Community Park Topographic Map

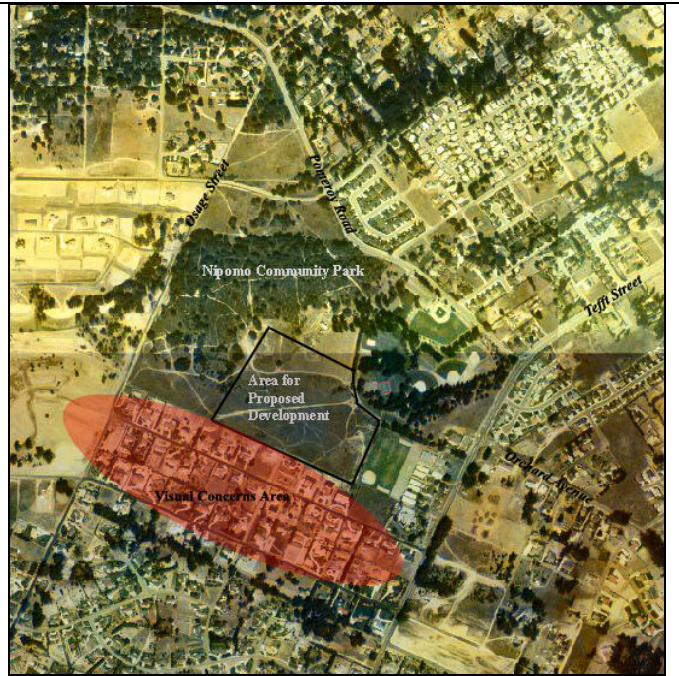


Figure 15: Nipomo Community Park Visual Concerns Area

As the topographic map in Figure 14 illustrates, a moderate rise in elevation occurs, stretching from the northern edge to the western edge of the property. The ridgeline of the elevated berm reduces visual impacts from the encompassing residential uses. Since many existing recreational uses currently exist on the site, additional recreational uses would not be considered a visual blemish, but a benefit to the community.

6.2.2. Air Quality

Air quality concerns may arise due to the increased amount of traffic the Nipomo Community Park will receive in lieu of increased visitors and facilities. There is no additional housing to be developed on this site; therefore this project will not increase vehicle amounts in the Nipomo area. The project will result in the disturbance of approximately 20 acres of land. This will result in both short-term vehicle emissions and dust during construction. This project is not expected to effect long-term air quality standards to below satisfactory conditions because an increase of automobiles will not be

introduced to the area. Short-term air quality concerns from construction will have to be mitigated during that time so as to not affect Dana Elementary School, which is a sensitive air quality receptor.

6.2.3. Biological Resources

The vegetation on this property consists of coastal dune scrub, oak grassland, oak woodland, and urban built up land. The Natural Diversity Database (2002) identified Sand Mesa Manzanita (*arctostaphylos rudis*) or it's habitat within close proximity to the proposed project. The 20 acres of undisturbed land will be impacted due to grading, landscaping, and development. The Sand Mesa Manzanita will not have significant amounts of potential habitat removed, and will not be significantly affected. Potential mitigations for loss of Sand Mesa Manzanita habitat may include dedication of land to a Manzanita easement, or dedication of land to the Nipomo Native Garden Society. Due to the limited number of structures compared to the amount of open space remaining, the project is not expected to interfere with migrating or native animals.



Figure 16: Sensitive species habitat

6.2.4. Cultural Resources

John Parker has conducted an archeology report that partially encompassed the project area in June of 2002 (See appendix). A California Historic site lies on the eastern boarder of the property, CA-SLO-2188H in the existing baseball diamond area. The findings from the archeology report found historic remains in CA-SLO-2188H that dated from approximately 1880 to 1930. John Parker proposes that this site was potentially a dumping site from the depression era. Much of the land lying in the CA-SLO site has been graded, and disturbed. The remainder of the property was analyzed with a background records search at the Regional California Historical Resources Information Center in UC Santa Barbara. The records search identified three prehistoric sites within 1 mile of the project. A surface examination was conducted on the remaining area of the property. No prehistoric or historical artifacts were discovered on the property. Although, since the Nipomo area has traditionally been known to contain archeological findings, and three known sites are within 1 mile of the project the archeologist recommends that monitoring occur during any construction in CA-SLO-2188H.

6.2.5. Geology and Soils

The two sites being analyzed are in relatively close proximity. Therefore, the soil types and geological characteristics are similar. One major difference between the Kaminaka property and the Nipomo Community Park is that the Kaminaka property has previously been graded and disturbed. Large portions of the Nipomo Community Park are undisturbed and have not been graded. Also, the Nipomo Community Park has an increased amount of rolling hills and steeper topography. The topography of the area in the property that would be developed ranges from level to moderately sloping. The areas currently used for recreation uses and equestrian trails are level, with some rolling hills. The following reasons demonstrate that procedures above the already instated San Luis Obispo County building ordinance or code are not needed to permit development on this site.

- The area proposed for development is outside of the Geologic Study Area designation.
- The landslide risk potential is considered low.
- The liquefaction potential during a ground-shaking event is considered moderate.
- No active faulting is known to exist on or near the subject property.
- The project is not within a known area containing serpentine rock, which is attributed as a natural source of asbestos.
- The soil on the property is Oceano sand, as described in the NRCS Soil Survey, “this soil is well drained.”
- The soil surface is considered to have low erodibility, and has a low shrink-swell characteristic.
- The area proposed for development is outside the 100-year Flood Hazard designation.



Figure 17: Nipomo Community Park Soils

6.2.6. Hazardous Materials

This property has historically been used for equestrian trails, school and recreational uses. The archeology report for this property suggested a

historical garbage dump on site. The findings from the garbage dump resulted in shards of glass from plates, bottles, and canning jars. These findings do not warrant concern for hazardous materials. No known hazardous materials have been used on site and no hazardous materials are proposed for the project. Therefore, hazardous materials are not a concern for this property.

6.2.7. Land Use

The existing land uses in the Nipomo Community Park consist of recreation fields for baseball, football, volleyball, shared tennis and basketball courts and limited softball. Additionally, the park offers picnic and playground areas. Dana Elementary School is located in the southwestern corner and its associated uses are limited to an open multi-purpose field, backstops, basketball courts and a playground. The Nipomo Native Garden society occupies and maintains the most northern acres of the property for native plant preservation. Equestrian trails and open space occupy the remaining land. Surrounding the property is residential single family, residential suburban, office and professional uses. The outdoor facilities proposed by the NRC in the NCP would consist of baseball diamonds, soccer fields, softball and baseball fields, a skate park, playgrounds, and general use fields. The indoor recreation facilities proposed by the NRC in the NCP would consist of a multipurpose gym, childcare facilities, fitness room, multipurpose conference and community rooms, computer room, kitchen and bathrooms, and office uses.

These proposed facilities would be consistent with the existing on site land uses; they would also be compatible with the surrounding land uses because noise, aesthetic, odor, hazardous materials, or public services will not negatively affect the surrounding residences. Traffic concerns may arise, and will be discussed in a further section. The uses proposed would be permitted under the recreation land use with special use permits of S-1, S-4, and S-14. Besides the removal of some equestrian trails, the on-site and surrounding uses would benefit from, and not be negatively affected by the proposed uses.

Improvements to this property are discussed in the Area Wide Land Use section of the South County area plan. As stated,

“The concepts for recreation within these documents (the South County Area Plan) are to locate sufficient areas for organized and passive recreation that are convenient for the South County residents, and which should be linked by road-side pathways or specially designated trails as possible. Additional areas should be studied for recreation pursuits through new development proposals and dedication of land.” (South County Area Plan, 2002, Pp. 4-13)

The addition of the NRC to this property would create many benefits. As the South County Area Plan already states the proposed development complies and correlates with already stated recreational goals.

6.2.8. Noise

Noise impacts of this project are expected to be minimal. School and recreational uses currently on site are responsible for similar noise impacts that the project would produce. Sensitive noise receptors in the area are the residential homes encompassing the property and Dana elementary school. Noise from the project will likely increase existing noise from loud voices, whistles, and recreational sounds. Residential houses to the north, northeast, and west have exceptionally large buffer space, and collector roads that would inhibit noise concerns. Residential homes to the south and southwest of the project will not likely be affected by noise due to the close proximity to Tefft Street, which is an arterial road. Residential homes directly to the east of the area proposed for development also are separated from the project by Pomeroy road, also an arterial road. Noise disturbances from recreational uses generally do not exceed noise disturbances from roadways. It is likely that noise will not cause significant impacts from this project.

6.2.9. Population, Recreation, and Childcare Needs

The location of this site includes some advantages for recreation, and childcare facilities. The close proximity to Dana Elementary School and existing recreation facilities would increase the ability of the Nipomo

Community Park to accommodate the increased amount of recreation visitors the Nipomo area is anticipating to receive. The NRC and the NCP would also be able to coordinate times and facilities and allow for increased diversity of uses and use amounts. The location of the childcare facilities would enable children to easily access both school and daycare without assistance from parents or automobiles.

Currently there are nine childcare facilities in the South County area each with their own limitations on resources, enrollment, and availability. Furthermore, recreational facilities in the South County are extremely limited and Nipomo falls far short of the demand for such facilities. The South County Area Plan attributes a high quality of lifestyle to adequate childcare and recreational facilities. This project would increase the amount of both these much-needed amenities for a growing population.

6.2.10. Public Services

The project area is served by the San Luis Obispo County Sheriffs Department and CDF/County Fire is the primary emergency responder. The nearest police station is located in Oceano, approximately 9 miles from the project. The nearest fire station is the Nipomo station, which is approximately 1.5 miles from the site. The uses proposed for the Nipomo Community Park property would not significantly increase the demand for police or fire protection, due to the lack of population continuously inhabiting the area, and limited amount of structures. The current entrance to the property is located on Tefft Street, an arterial and corridor road. Increased development may hinder emergency response times on this roadway. Mitigations to resolve this issue may include establishment of alternative entrances and/or road improvements.

6.2.11. Recreation

The number of recreation possibilities will be similar to both sites. The development of this project will increase the recreational opportunities in the community of Nipomo. The Nipomo Community Park is currently the only

available area for recreational uses such as baseball, soccer, and general field use in the Nipomo area. The Nipomo Community Park is located adjacent to Dana Elementary School, which provides a large multi-purpose playing field and is often utilized. Since the school controls use of the fields, times available for general and public use of these facilities are very limited. The increased recreational development of the Nipomo Recreational Park would supply much needed recreational facilities. The following is a list of potential recreational and general uses to be developed in the Nipomo Community Park.

- Softball fields
- Soccer fields
- Skate park
- Playground
- Teen center
- Kitchen and bathrooms
- Multipurpose gym, conference and community rooms
- Infant and toddler childcare facilities
- Fitness room
- Computer room

6.2.12. Traffic and Circulation

Tefft Street encompasses the Nipomo Community Park on the southeast boundary, Pomeroy to the northeastern edge, Osage on the northwest, and Tejas place on the southwestern boarder. Two entrances on Tefft Street, and Pomeroy Road provides access and circulation throughout the site; these entrances travel on a northwest route through the property. This road provides access to parking, existing fields, and open space. The proposed development would require extension of this road to provide access to the additional proposed facilities. Some traffic concerns arise with the Tefft Street entrance. Tefft Street is a main corridor from highway 101 to the Nipomo area. This roadway is anticipated to exceed acceptable levels of service in the future. Alternatives to the Tefft Street entrance will be discussed. The County of San Luis Obispo's standards estimate about 10 vehicle trips per day per residence. Recreational vehicle trips per day vary depending on

events, and their size. To calculate estimated number of vehicle trips per day the Nipomo recreational facility will contribute, anticipated visitors will be divided by anticipated facility use days. For example if there is an expected 10,000 visitors divided by 300 use days, an estimated 30 vehicle trips per day will be generated. The vehicle trips estimation for this project will be calculated in Phase II, when the appropriate number of users is estimated. This assumption will assist in estimating the increase of vehicle trips on certain roads and intersections.

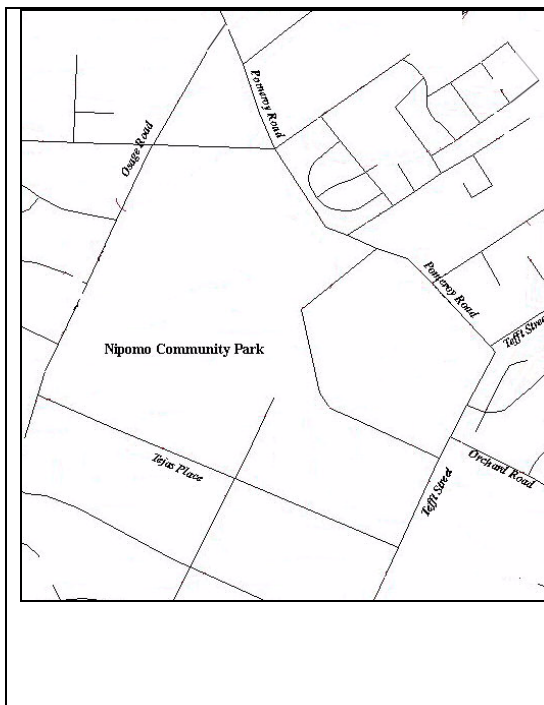


Figure 18: Nipomo Community Park Surrounding Roadways

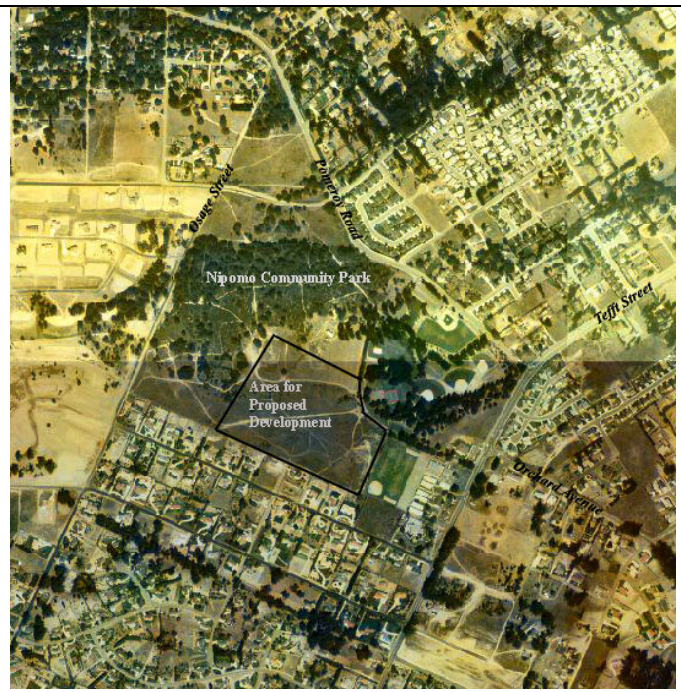


Figure 19: Nipomo Community Park Aerial

6.2.12.1. Tefft Street

Tefft Street is an arterial road that provides access to Highway 101, a principal arterial. Currently the section of Tefft Street from Highway 101 to the entrance of the NCP operates at an acceptable Level of Service (LOS) or B. This portion of the road accommodates approximately 1,400 PM peak hour 2-way automobile trips. The South County Area Circulation Study, updated 2002, anticipates that this section of road will drop to a LOS of D, and accommodate approximately 2,200 PM peak hour 2-way

automobile trips if no improvements are made. On the western side of the NCP entrance, the section of Tefft Street just West of Orchard Avenue, currently operates at a LOS of D and accommodates approximately 800 PM peak hour 2-way automobile trips. This section of road is anticipated to drop to a LOS of E in the future.



Figure 20: Tefft Street and Pomeroy Road Intersection of Concern

The intersection that lies approximately 200 feet to the west of the entrance to the NCP, Tefft Street and Orchard road, currently operates at an acceptable LOS of B. The future of this intersection is expected to drop to a LOS of E, and improvements are anticipated to be made.



Figure 21: Orchard and Tefft Street intersection of concern

Tefft Street poses many circulation concerns for this project. Tefft Street being the primary entrance to western Nipomo urban area offers access to many commercial services. This creates an area of high traffic demand and much stopping and turning. The entrance to the NCP is another situation where automobiles must slow the traffic on Tefft Street to turn onto the site. Traffic along Tefft Street already raises circulation concerns among the community. The South County Circulation Study includes many improvements to Tefft Street, including: widening Tefft to five lanes from Pomeroy road to Highway 101, stop lights at Orchard Street, Pomeroy, and Mary intersections. The development of this project will increase traffic along Tefft Street, although the improvements to be made on Tefft Street will assist in reducing circulation problems. Depending on the amount of use, and number of visitors the project is expecting to receive, additional improvements will need to be made at Tefft Street, the Tefft Street and Orchard Avenue intersection, and the NCP entrance.

6.2.12.2. Pomeroy Road

Pomeroy Road is an arterial road that borders the eastern edge of the property. Pomeroy Road is also the primary access from the Nipomo Urban area to the Nipomo Mesa. A significant amount of traffic travels on this road daily. The current LOS of Pomeroy Road is D, and accommodates approximately 650 PM peak hour 2-way automobile trips. The South County Circulation Study predicts that this segment of road will decrease in LOS to E in the future. The intersection of Pomeroy Road and Tefft Street currently functions at a LOS of B. Without any improvements the intersection is predicted to also decrease in LOS to C. This intersection is approximately 100 feet east of the NCP entrance; the significance of this intersection is that traffic restrictions at this point could affect access to the property and the residences to the east. Since the LOS of this intersection is expected to remain within acceptable LOS standards, no improvements are expected to be made. A solution may include improvements to both Tefft Street, and Pomeroy Road entrances.

6.2.12.3. Osage Street

Osage Street is a collector that provides access to residences. Currently, Osage Street accommodates approximately 680 daily trips. The projected build out of this roadway is expected to handle 2,700 daily trips. Osage Street provides one of the few northeast to southwest connector roads. Affects to this roadway from the proposed project are expected to be minimal. Traffic delays on Tefft Street may occur and delay access to Osage Street, although improvements to Tefft Street should reduce these impacts. Impacts may occur if an alternate entrance to the property were to be placed on Osage Street.

6.2.12.4. Tejas Place

Tejas Place is a residential collector. Traffic along this road is primarily access to residences. The LOS at Tejas Place is acceptable and the project is not anticipated to create traffic concerns on the roadway. The

intersection of Tejas Place and Tefft Street is approximately 1,000 feet west of the Orchard Avenue and Tefft Street intersection. Concerns arise that the proposed project may increase traffic issues at this intersection, and affect access to Tejas Place. Improvements are scheduled to be made in the South County Circulation Study to Tefft Street between Pomeroy and Orchard. This improvement should reduce traffic impacts to an acceptable level of service to allow acceptable access to Tejas Place.

6.2.12.5. Orchard Avenue

Orchard is an arterial road that travels south from Tefft Street approximately 200 feet west of the NCP entrance. Orchard Avenue functions as a primary north to south collector road. Currently Orchard Avenue functions at a LOS of B, and is projected to drop to a LOS of E in the future. The impacts that this project will likely induce on Orchard Avenue are at the intersection of Orchard Avenue and Tefft Street. This major intersection connects two of the three arterial roads in the Nipomo Urban area. This intersection currently functions at a LOS of B, and is anticipated to drop to a LOS of E. The proposed development would increase the amount of traffic to the property, both from Tefft Street and Orchard Avenue. The intersection of the two, which is already anticipated to drop to an almost unacceptable LOS, would likely be impacted further, potentially to unacceptable levels. According to the South County Circulation Study, it is possible that improvements will need to be made at the Tefft Street and Orchard Avenue intersection in order to maintain acceptable LOS.

6.2.12.6. Alternative Entrance

Significant traffic concerns arise on Tefft Street's existing NCP entrance. These concerns arise from the anticipation of increased amounts of visitors, increased visitor days, and increased visitor times. The combination of these issues warrant discussion of alternative entrances to

the NCP in order to more easily accommodate and provide access to the proposed and existing facilities.

6.2.12.6.1. Osage Street

Osage Street would be a possible alternative entrance, but is not recommended. Entering the site from Osage Street in the most western corner of the property allows for a direct and level road to be aligned to the facilities. The issues that arise from this entrance begin with the ability of Osage Street to accommodate the influx of automobiles. Osage Street being a collector would not adequately accommodate access beyond residential uses. Significant improvements would need to be made on both the Pomeroy Street and Osage Street intersection. This entrance would also significantly increase traffic along Tejas Place as well. Traffic from Orchard Avenue and western Tefft would likely access the entrance from Tejas Place. This road also being a collector is not capable of accommodating traffic for both arterial and residential uses. Finally, this entrance is the most distant from the main arterial Highway 101. Forcing users of the site to access it at its most distant point adds substantial commute times and directly contradicts the South County Areas Plan of reducing automobile commute times.

6.2.12.6.2. Pomeroy Road

An entrance to the NCP already exists along Pomeroy Road north of the existing recreational uses and approximately 100 feet south of Hill Street. This entrance provides a relatively level and straight alignment to the proposed facilities. Since Pomeroy Road is an arterial road capable of accommodating large amounts of traffic volume, improvements to this entrance may reduce traffic at the Tefft Street entrance. This entrance on Pomeroy Road is easily accessible from the Nipomo Mesa, the Nipomo urban area, and Highway 101. To reduce traffic congestion from the increase of turning cars onto this entrance,

turning lanes both south and north would need to be created. One concern with this entrance is the decreased access to Dana elementary school, and southern existing facilities. People accessing the elementary school from Pomeroy Road would be required to travel through the whole park, potentially creating much internal congestion. Improvements to internal roads may be required.



Figure 22: The Nipomo Community Park Pomeroy Road Entrance

6.2.12.6.3. Combination Entrance

Expanding access from Pomeroy Road and use of the Tefft street entrance could maximize benefits for all potential users.

Continued and improved access through the existing Tefft Street entrance would allow quick access for Dana Elementary School, and southern property uses. With the improvements to the Pomeroy Road entrance, demand for access at the Tefft Street entrance may be reduced. The Pomeroy Road entrance would provide direct access to the Nipomo Community Center and their recreational facilities without affecting Dana Elementary School or Tefft Street.

Utilizing both entrances could reduce use for each of the individual entrances. Users for each facility would be capable of accessing specific locations without traffic disturbances to the other use. The use

of both entrances may cause internal traffic congestion, and road improvements may be needed.

6.2.12.7. Alternative Modes of Transportation

6.2.12.7.1. Pedestrian and Bicycle pathways

Currently a class II bike lane exists on Tefft Street, Pomeroy Road, and Orchard Road. These bike lanes provide a multitude of access opportunities for both pedestrians and bicycle users. The NCP is within close proximity to the Nipomo urban area and surrounding residential areas and is easily accessible by foot or bike. Proposed uses will not overly utilize the existing pathways, and additional pathways are not anticipated.

6.2.12.7.2. Public Transportation

Public transportation in the Nipomo area consists of two providers: Central Coast Area Transit and Nipomo Transit. These services provide a multitude of bus and van transportation throughout the South County and five cities area. The current route for the Nipomo Transit service provides access from Grover Beach to the NRC. This route will need alterations to provide access to the new location of the NRC. Locating the NRC at the NCP will create a slight increase of time needed to access the site due to its distance from Highway 101, but impacts are expected to be minimal. By locating the NRC at the NCP, increased uses of this route may occur due to school children utilizing this route to access school, or extra curricular activities.

6.2.13. Water

The Nipomo Community Services District (NCSD) would provide water to the project. The NCSD has recently expanded their facilities to accommodate more users. The proposed facilities would require water for landscaping and field watering, occasional large parties or weddings, and daily kitchen and bathroom uses. Water uses for a recreational facility are moderate to low due

to the inconsistent amount of people occupying the project. Water is also needed for uses such as field maintenance, and occasional large parties, which tend to be inconsistent. To accommodate exceedingly large groups of people, water truck rentals may be required as an alternative water sources. Otherwise, water needs for this project are not expected to cause significant impacts to the NCSD, and will not hinder water distribution to the community.

6.2.14. Wastewater

The NCSD public sewer system is capable of accommodating 5,600 hookups. In 1990 the system was functioning at approximately 50% capacity. Much of the Nipomo area lays on sandy soil that is satisfactory for septic sewage disposal. Wastewater from this project is not expected to cause significant wastewater impacts. Uses for recreational facilities fluctuate; therefore inconsistent amounts of wastewater will be released. The property consists of 159 acres and is capable of accommodating on site septic tanks. Although the soil classification for this site consists on Oceano sand that has poor filtration characteristics, there is adequate acreage to separate wastewater discharge from groundwater basins. The NCSD also provides service to this property and would be capable of accommodating the needs of the NRC. During the event that a large amount of people are utilizing the facilities of the NRC, additional wastewater facilities may be rented and brought in to avoid causing large amounts of wastewater for the NCSD to process. A gray water irrigation system may also be incorporated to reduce wastewater amounts, and efficiently reuse water acceptable for irrigation. Daily usage of the NRC is not anticipated to overburden either the NCSD wastewater facilities or an on site septic system.

6.2.15. Zoning

The current zoning for the NCP consists of recreation and public facilities. Surrounding the property is residential single family, residential suburban,

office and professional uses. The proposed project would comply with the recreation zoning regulations; therefore there are no rezoning needs or concerns for this project.

6.3. Combined Property Usage Alternative

The alternative in which the researcher recommends utilizes both properties for recreation and childcare facilities poses some concerns that are different from either the Kaminaka or NCP properties. Many of the concerns for this alternative have already been discussed; therefore only issues that have not already been mentioned in the above sections will be discussed. This alternative involves the development of the structural needs of the NCP such as the multi purpose conference hall, multi purpose gym, childcare facilities, fitness room, and offices, as well as some limited outdoor facilities such as playgrounds, and childcare associated uses. The Kaminaka property would be developed with the outdoor uses such as the baseball diamonds, soccer and multi purpose fields, Skate Park, volleyball courts, and limited structures for bathrooms and storage.

6.3.1. Air Quality

Air quality concerns arise due to the increase of automobile trips. Users of the recreational and childcare facilities may need to utilize both aspects of the project and may be required to drive from the Kaminaka property to the NCP property, increasing air quality concerns. Construction concerns remain the same because this alternative would not involve increasing structures or development from the other alternatives. The improvements to existing bike and pedestrian pathways, as well as public transportation routes may mitigate for some air quality concerns.

6.3.2. Population, Recreation, and Childcare Needs

This alternative proposes the same amount of recreation and childcare facilities as the other alternatives. Therefore, the communities needs will be

met. This alternative places the childcare facilities close to the Dana Elementary School where it is most needed. Children could easily access both the school and the NRC without parent or automobile. Dana elementary school is currently equipped with adequate recreational facilities for the school population and does not require additional recreational facilities.

The recreational facilities would be located at the Kaminaka property, and would be accessible and available for the community in general. This would also reduce demand for use of the recreational facilities at the NCP.

This alternative does leave land available for future recreation needs.

6.3.3. Recreation

Development of the specified uses on each property may increase recreational opportunities. Since both sites would accommodate only a portion of the proposed development much land would remain open and unused. This would allow for increased alternative uses on each site. With only building structures on the NCP the additional land could remain open for equestrian, hiking, and biking trails. Also by permitting only outdoor uses on the Kaminaka property additional uses could be placed in the remaining land, for example, a disk golf course, or hiking and biking trails. Also in the occurrence that either site is being overused there is available space remaining for additional development if needed and permitted.

6.3.4. Traffic and Circulation

Traffic and circulation concerns do arise with this alternative. The users of these facilities may wish to utilize both aspects of the park and childcare facilities. Users would be required to drive from one park to the other, creating some traffic impacts on Pomeroy Road and Tefft Street. Traffic impacts may also occur from maintenance vehicles having to access both sites, such as field and general maintenance. Development of roadways,

bike, and pedestrian pathways may reduce traffic impacts to insignificant impacts.

6.3.4.1. Public Transportation

Public transportation in the Nipomo area consists of two providers: Central Coast Area Transit and Nipomo Transit. These services provide a multitude of bus and van transportation throughout the South County and five cities area. Bus routes would have to be altered to access the NRC that would be located at the NCP. Additional routes would also be needed to provide access to the Kaminaka property. These additional and alternative bus routes would create some traffic impacts on both Tefft Street and Pomeroy Road. The development and improvement of bicycle and pedestrian pathways on Camino Caballo Road could reduce these traffic impacts. The properties are within close proximity and it is feasible for users of the facilities to walk or bicycle between the parks.

6.3.5. Zoning

The benefit of this alternative is that the existing zoning of the NCP would allow for the proposed uses. A General Plan Amendment would still be required for the Kaminaka property. Although simply developing the outdoor recreational facilities on this property would reduce concerns for the loss of the rural feeling of this area due to the development of less structure, and the preservation of more open space.

6.4. Physical Feasibility Matrix

	Kaminaka Property	Nipomo Community Park	Combine Property Use
Aesthetics	1	1	1
Agricultural resources	2	1	2
Air quality	2	2	2
Biological resources	1	2	1
Cultural resources	2	2	2
Geology and soils	1	2	1
Hazardous materials	2	1	2
Land use	2	1	1
Noise	1	1	1
Population and housing	1	1	1
Public services	1	1	1
Recreation	1	1	1
Traffic and Circulation	3	3	3
Public transportation	3	2	2
Wastewater	1	1	1
Water	1	2	1
Total	25	24	23

Table 7: Physical Feasibility Matrix

This matrix attempts to simplify the discussed issues into a visual form. A number “1” represents that no impacts or loss of resource will result from the project. A number “2” represents that some impact or loss of resource may occur. A number “3” represents that some impact or loss of resources will result from the project. The lower the total number the less the impact or concerns to the project. This visualization is very general and does not discuss all relevant issues in depth. What this chart concludes in a simplified method is that the combined property alternative poses the least development concerns.

7. STUDY METHODOLOGY

7.1. Literature review

The following literature was reviewed so as to adequately analyze the project.

- *The South County Area Plan*, San Luis Obispo County Department of Planning and Building, 2002.
- *San Luis Obispo County General Plan, Parks and Recreation Element, Public Review Draft*, Prepared by the San Luis Obispo County Department of Planning and Engineering, 1996.

- *South County Circulation Study*, Prepared by San Luis Obispo County Engineering Department, 2000.
- *South County Area Plan Fiscal Impact Analysis*, Prepared by Crawford, Multari, and Starr: San Luis Obispo County Department of Planning and Engineering, 1993.
- *The Feasibility Study Process for Parks and Recreation*, Prepared by Craig Kelsey: Utah State University, 1986.
- *Feasibility Study for the Renovation of Existing Outdoor Sports Fields and Development of New Facilities*, Prepared by Department of Recreational Services: University of Colorado, 2003.
- *City of Orrillia Multi-Use Recreation Facility Feasibility Study*, Prepared by DMA Planning and Management Services, 2002.
- *How to Undertake a Feasibility Study for a Proposed Sports or Recreational Facility*, Prepared by the Government of Western Australia, 1995.
- *A Guide for a Feasibility Study of Recreational Enterprises*, Prepared by James E. Neal: Michigan State University Extension, 2002.
- *Baxter Park & Recreation Plan*, Prepared by Community Solutions, 2002.
- *Community Needs Assessment and External Funding Analysis for the Santa Maria Boys and Girls Club*, Prepared by David Yosso, M.S., 2002

7.2. Site visits

Visits to the existing sites were done, and a collection of pictures was taken showing areas of interest, and or concern. Also, visits to similar County facilities were done for comparison to the proposed project.

7.2.1. Existing



Figure 23: Current Conditions on Kaminaka, from Calle Fresca



Figure 24: Current Conditions on Kaminaka Property, from Pomeroy Road



Figure 25: Current Conditions on Nipomo Community Park, from internal park road.



Figure 26: Current Conditions on Nipomo Community Park, from internal park road.



Figure 27: Current Conditions on Nipomo Community Park, from Dana Elementary school

7.3. Researched information

- NkCA –Neighborhood Knowledge California, ONLINE. Available at www.nkca.edu. Accessed June 16, 2003.
- Claritas Incorporated –Site Reports, Nipomo CSD. Prepared, May 28, 2003.
- US Census Bureau, ONLINE. Available at www.uscensus.gov. Accessed June 16, 2003.